

The Official Members will be Mr. T.P. Ramasubba Aiyar, Rao Sahib Dr. N. Kunjan Pillai, Mr. I. C. Chacko and myself.

It is a sufficiently large number, but I have thought, having regard to the importance of the subject and the criticisms raised in this House today, that it would be advantageous to make the committee as large as it can conveniently be made.

DEPUTY PRESIDENT : What is the total strength of the Committee?

MR. KAYALAM PARAMESVARAN PILLAI (*Additional Head Sirkar Vakil*) : I think including me it would be about 22.

The motion was carried.

MR. KAYALAM PARAMESVARAN PILLAI (*Additional Head Sirkar Vakil*) : The Committee will report in 3 months' time. The Deputy President may be the Chairman of the Committee.

DEPUTY PRESIDENT : That time is not enough. Why should you specify the time?

MR. KAYALAM PARAMESVARAN PILLAI (*Additional Head Sirkar Vakil*) : Under Section 31 (5) of the Standing Orders, the Council "shall appoint the committee and may direct that its report shall be submitted within a specified period."

If you think Sir, that the time is too short, I will put in a longer period.

DEPUTY PRESIDENT : We will apply for an extension. The Committee will report in 3 months. The Deputy President will be the Chairman of the Committee.

THE TRAVANCORE REGISTRATION REGULATION (AMENDMENT) BILL.

MR. KAYALAM PARAMESVARAN PILLAI (*Additional Head Sirkar Vakil*) : Sir, I rise to introduce a Bill to amend the Travancore Registration Regulation. The Bill has been published in the Gazette with a statement of objects and reasons and I now beg to move that the Bill be read in Council.

MR. T. P. RAMASUBBA AIYAR (*Secretary to Government*) : I second the motion.

MR. KAYALAM PARAMESVARAN PILLAI (*Additional Head Sirkar Vakil*) : I shall now briefly advert to the main principles involved in the Bill. As the Registration Law now stands, all lease deeds for any term beyond a year have to be compulsorily registered. This provision of law has been found to cause inconvenience to private parties as well as to Government Departments in regard to leases of Government property granted by various Government Departments, for instance, the *Kuthagapattom* leases in respect of *poramboke* lands, trees standing on *poramboke* lands and other lands in the possession of Government. In such cases the rent will generally be very small, say 4 or 5 chackrams or a few rupees. In all these cases if the term is beyond a year—and

[Mr. Kayalam Parameswaran Pillai.]

generally it is beyond a year—the deed has to be registered. It has to be taken to the Registry Office for the purpose by the lessee and then produced before the Government Department. It is felt that this is causing needless inconvenience to private parties as well as to the Departments. The necessity for registering such documents may not exist as in the case of leases in respect of private lands, because firstly in respect of Government land, it is not to the incentive of any private person to create fraudulent deeds and secondly these deeds and the records relating thereto will be found in the Government Departments. Therefore it may not be necessary to get such deeds registered in the Registry Offices as in the case of private lands. It is therefore proposed by this Bill that lease deeds executed by Government or to Government or to the Government Departments may be exempted from compulsory registration wherever the rent is less than 50 rupees and the period is 12 years or less.

Along with that, another amendment is proposed and that is in respect of grants made by the Government. The House knows that there are many Government lands such as *pudaval* lands and other lands in the possession of Government. When these lands are granted, sometimes a *patta* is granted and sometimes a deed is granted. Under the strict law all non-testamentary instruments creating a right to immovable property have to be registered. But as a matter of fact, as the members of the House are aware, *pattas* and documents of title are not always registered. To regularise this procedure it is proposed to take power for Government to exempt any grants of land made by Government.

I believe that these amendments will be acceptable to the House.

DEPUTY PRESIDENT : Do you expect these two factors to co-exist?

MR. KAYALAM PARAMESVARAN PILLAI (*Additional Head Sirkar Vakil*) : I propose two amendments by the Bill.

MR. A. THANU PILLAI (*Trivandrum*) : I second the motion.

DEPUTY PRESIDENT : May I take it that the Council agrees to the principle of the Bill?

The motion was carried.

The Secretary then read the title of the Bill.

MR. KAYALAM PARAMESVARAN PILLAI (*Additional Head Sirkar Vakil*) : I move that the Bill be referred to a Select Committee consisting of—

Messrs. N. K. Krishna Pillai,
R. Kesava Pillai,
A. G. Menon,
Mahomed Rowther,
A. Thanu Pillai,
T. P. Ramasubba Aiyar,
S. C. H. Robinson, and
myself

for consideration and report in 3 months.

MR. P. N. KRISHNA PILLAI (*Secretary to Government*): I second the motion.

The motion was carried.

DEPUTY PRESIDENT: Mr. Kayalam Paramesvaran Pillai will be the Chairman of the Committee.

We will now rise to meet again at 11-30 A. M. tomorrow.

The Council adjourned at 4 P. M. to meet again at 11-30 A. M. the next day.

T. P. RAMASUBBA AIYAR,
Secretary to the Legislative Council.